

Community Preservation Committee  
Minutes  
Wednesday, March 21, 2007  
Town Hall

**Members Present:** Chris Morely, Mark Kablack, Alan Jefts, Richard Bell, Sheila Stewart, Tara Reed, Jim Hill and Sherrill Cline

**Not Present:** John Drobinski

The meeting was called to order at 7:35 p.m.

**STOW'S AFFORDABLE HOUSING DEED RESTRICTION PROGRAM**

Dave Walrath, a member of the Stow CPC gave a brief overview of the Stow proposed affordable housing deed restriction program. The Stow CPC is seeking a letter of support from the Sudbury CPC. Mr. Walrath answered many of the questions that Committee had addressed on the program. Although the Committee is in support of the overall theme of the program, they are hesitant to endorse the technical aspect of it. The Committee requested that Community Housing Specialist, Beth Rust draft a letter in support of the program.

*A motion was made by Tara Reed and seconded by Mark Kablack for the Committee to have Beth Rust draft a letter generally supporting the goals and structure of Stow's program, but not the unique details.*

*Vote 7/0/1 Alan Jefts abstaining*

**DISCUSSION OF TOWN MEETING ARTICLES**

◇ **Article 23 – Bruce Freeman Rail Trail Wildlife Study**

The Committee had a general discussion in regards to the Rail Trail. The Finance Committee had recently voted 3-3-1-1 for the Rail Trail project. The Committee discussed that it felt it was permissible to use CPC funds to conduct feasibility studies for the Rail Trail because funding for other similar studies has been used such as the Melone and Maloney sites where both the ultimate use of the resource or level of commitment from the Town to pursue any recommended use is unknown. The Committee sees projects like these as potential resources for the Town which should be understood and explored even though it is uncertain what the final use will be.

The Committee discussed inserting the word “four-season study” into Article 23

*A motion was made by Sherrill Cline and seconded by Tara Reed to add the term “four season study” to Article 23 – Bruce Freeman Rail Trail Wildlife Study.*

*Vote 8/0/0*

◇ **Article 25 – Johnson Land Purchase**

The Committee discussed the status of the Johnson Land Purchase. Planning Director, Jody Kablack submitted a written update informing the Committee that there was still no commitment from the family to pursue the purchase this year. The Johnson’s have approached one local developer about purchasing the property, but no effort has been put into studying the feasibility of developing the property. Ms. Kablack stated that the purchase of the Johnson property would most likely be indefinitely postponed at Town Meeting unless the family decides to sell to the Town within the next 2 weeks.

◇ **Article 28 – Carding Mill House**

*A motion was made by Tara Reed and seconded by Jim Hill to strike “FY08 reserves” from Article 28 – Carding Mill House, and replace with the wording “Historic Reserves”.*

*Vote 8/0/0*

◇ **Article 29 – Town Center Project**

*A motion was made by Mark Kablack and seconded by Tara Reed to strike the word “appropriated” to “available” from Article 29 – Town Center Project.*

*Vote 8/0/0*

**REQUEST FOR CPC ADMINISTRATIVE FUNDS**

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◇ **Open Space and Recreation Plan stipend request**

*Mark Kablack recused himself from the discussion and vote.*

Planning Director, Jody Kablack made a request for \$2,000 from the CPC Administrative Funds to pay a college student to help update the Town’s Open Space and Recreation Plan. The Planning Department and the Conservation Commission have teamed up to update the Town’s Open Space and Recreation Plan to identify properties for open space preservation and recreation, and help to establish priorities among the various projects. Many of the projects and properties identified will be considered for Community Preservation funding. The 1997-2002 plan will be updated, using recent plans including the 2007 Heritage Landscape Inventory Plan, the 2002 Land Use Priorities Committee Report, the 2001 Sustainable Sudbury Master Plan and the 2004 Park & Recreation

Athletic Field Master Plan. The Town will be eligible for state Self-Help funds for open space purchases when the plan has been updated. The college student will also assist with an on-line survey, and creating maps for the plan. \$2,000 is being requested as a stipend for this work.

Although Jim Hill said he would support and approve the request he would like to know the number of hours and hourly pay rate the student would receive under this stipend.

***A motion was made by Tara Reed and seconded by Richard Bell to appropriate \$2,000 from the Administrative Fund FY07 to pay for a college student to help with the writing of the Sudbury Open Space and Recreation Plan.***

***Vote 6/0/1 Jim Hill abstaining***

**◇ Open Space and Recreation Plan stipend request**

***Mark Kablack recused himself from the discussion and vote.***

Planning Director, Jody Kablack requested an increase in the number of hours for the Housing Specialist position from 23.5 to 28 per week as requested in November 2006. This increase would increase funding of this position to \$46,493 for FY08. The Assistant Planner CPC salary funding is remaining at 5 hours per week, for a total FY08 of \$6,000. The total salary estimate for both salaries is \$52,500.

***A motion was made by Richard Bell and seconded by Tara Reed to appropriate the total salary costs as requested for the coming FY08 fiscal year.***

***Vote 7/0/0***

**◇ CPC Coalition**

In the beginning of 2007 the CPC Coalition moved to a membership-based organization and is requesting that all Towns and Cities in Massachusetts who have adopted the Community Preservation Act pay a membership fee. The Coalition is requesting \$3,750 as Sudbury's membership fee. The Committee discussed and agreed that the Coalition has been a useful resource in the past and supported their membership fee request.

***A motion was made by Sherrill Cline seconded by Tara Reed to appropriate funds from FY07 for \$3,750 for the Coalition 2007 membership fee.***

***Vote 8/0/0***

## **MINUTES**

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**◇ October 18, 2006**

*A motion was made by Mark Kablack and seconded by Richard Bell to accept minutes from October 18, 2006 as written.*

*Vote 5/0/3 (Jim Hill, Sherrill Cline and Tara Reed abstained: Not present at October 18<sup>th</sup> meeting).*

◇ **November 1, 2006**

*A motion was made by Tara Reed and second by Richard Bell to accept minutes from November 1, 2006 as written.*

*Vote 6/0/2 (Sherrill Cline and Tara Reed abstained: Not present at November 1, 2006 meeting).*

◇ **January 3, 2007**

*A motion was made by Sherrill Cline and seconded by Sheila Stewart to accept minutes from January 3, 2007 as written.*

*Vote 7/0/1 (Tara Reed abstained: Not present at January 3, 2007 meeting).*

◇ **January 17, 2007**

*A motion was made by Sherrill Cline and seconded by Mark Kablack to accept minutes from January 17, 2007 as written.*

*Vote 7/0/1 (Tara Reed abstained: Not present at January 17, 2007 meeting).*

## **MISCELLANEOUS**

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- ◇ Mark Kablack informed the Committee that he would not be seeking reappointment for the CPC and would be submitting a letter of resignation. The members of the CPC thanked him for all his hard work and dedication. Mr. Kablack told the Committee that he felt it was important for the CPC to draft a directive for any future projects. He will work on a draft and present it to the Committee on May 2, 2007.
- ◇ Committee members discussed meeting with past funded projects prior to Town Meeting. The Committee reviewed the project status spreadsheet and decided it wasn't necessary to meet, however requested that Ms. Burney give the Committee an update on the status of projects twice a year; once before Town Meeting and again in October. The Committee also requested that a list of past funded projects be added to the CPC website to inform the public.

- ◇ Future Meetings: Meet prior to Town Meeting. On April 4<sup>th</sup> and 9<sup>th</sup> at 7:00pm at the Lincoln-Sudbury Regional High School Cafeteria. Will hold tentative meeting dates April 10<sup>th</sup> and 11<sup>th</sup>. No meeting April school vacation. Next regular scheduled CPC Meeting will be on May 2<sup>nd</sup> and May 16<sup>th</sup>, 2007.

*A motion to adjourn was made by Richard Bell and seconded by Alan Jefts.*

*Vote 8/0/0*

Meeting adjourned at 9:50 p.m.

Minutes submitted by Jennifer Burney